

Attorney or Party Name, Address, Telephone & FAX Number and California State Bar Number Howard M. Ehrenberg CBN 125527 Larry D. Simons, CBN 179239 SulmeyerKupetz 333 South Hope Avenue, 35 th Floor Los Angeles, CA 90071 PH: 213.626.2311; FAX: 213.629.4520	FOR COURT USE ONLY FILED 04 OCT 14 PM 3:03 CLERK U.S. BKCY. COURT CENT. DIST. OF CALIF.
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: DOM DELACRUZ, husband and wife <div style="text-align: right;">Debtor(s).</div>	CASE NO. BY LA 02-30364 TD DEPUTY

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: November 10, 2004	Time: 10:30 A.M.
Location: 255 East Temple Street, Los Angeles, CA 91367, Ctrm 1345	

Type of Sale: ☒ Public ☐ Private Last date to file objections: October 20, 2004

Description of Property to be Sold: Commercial Property located at 3668-3674 Santa Fe Avenue, Long Beach, CA, 90810, APN 7311-022-035 & 7311-022-036

Terms and Conditions of Sale: On an "as is" and "where is basis."

Proposed Sale Price: \$530,000.00 subject to overbid at the hearing on the Sale Motion

Overbid Procedure (If Any): See Attachment "1."

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Ms. Jan Neiman
Neiman Realty
13551 Rye Street, #1
Sherman Oaks, California 91423
Tel: 818.783.1594 Fax: 818.784.9351

Date: October 14, 2004

ATTACHMENT 1

In order for any party to participate in an overbid procedure regarding the acquisition of the Property, the Trustee requests that the parties comply with the following provisions:

a. Each party (including Sung S. Han and Sung Y. Han and/or their authorized agents or assigns (collectively the "Buyer")) must be present either physically or telephonically at the hearing on the Motion or represented by an individual or individuals with the authority to participate in the overbid process;

b. Each party participating in the overbid process (except for the Buyer) must have at the hearing on the Motion a deposit in cash or a cashier's check made payable to John Menchaca, Chapter 7 Trustee in the amount of thirty thousand dollars (\$30,000.00). The \$30,000.00 deposit shall not be refundable if such party is the successful bidder and is thereafter unable to complete the purchase of the Property;

c. The bidding for the Property shall begin at five hundred forty thousand dollars cash (\$540,000.00) subject to any existing leases, rental agreements and/or month to month tenancies which may be in effect with overbids being made in increments of five thousand (\$5,000.00); and

d. Each party (including the Buyer) must pay the full amount of the successful bid to the Trustee within the time period set forth in the Documents or otherwise within thirty (30) days from the date of entry of an order granting the Motion, whichever is earlier. In the event that the Buyer is not the successful bidder of the Property, the successful bidder shall then become the Buyer under the same terms and conditions as set forth in the Documents. Furthermore, if the successful bidder cannot deliver the balance of the sale price within the above-referenced period, the successful bidder's deposit shall become non-refundable.